

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION MEETING
AUGUST 5, 2008**

The regular session of the Auburn City Planning Commission was called to order on August 5, 2008 at 6:39 p.m. by Chairman Smith in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Spokely, Worthington, Young, Chrm. Smith

COMMISSIONERS ABSENT: Nardini-Hanson

STAFF PRESENT: Wilfred Wong, Community Development Director; Reg Murray, Senior Planner; Sue Fraizer, Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: APPROVAL OF MINUTES

The minutes of the June 17, 2008 meeting were approved as submitted.

ITEM III: PUBLIC COMMENT

None.

ITEM IV: PUBLIC HEARING ITEMS

- A. Use Permit - 143 Borland Avenue (Canyon Ridge Lane Subdivision) - File # UP 08-2.** The applicant requests approval of a Use Permit to establish a planned unit development for the subdivision that would modify the existing Agricultural Residential (AR) zone district setback standards for front and rear yards in the Canyon Ridge Lane subdivision. *This item was continued from the meeting of July 15, 2008.*

Planner Murray reminded the Commission that when this item was continued on July 1, 2008, additional information was requested. New plans have been submitted with section studies. The applicant has included a letter describing the information provided. Staff recommends approval of the use permit.

Comm. Young asked for verification that the only issue for this item is the change in the setback.

Planner Murray replied that this is correct. The applicant requests a reduction in the front yard setback from 25 feet to 20 feet due to the topography constraints at this site.

Comm. Spokely asked for further explanation of a variance.

Planner Murray replied that a variance is a request to deviate from a measurable standard. Instead of processing six variances (one for each lot) an applicant can request a Use Permit to address the entire project. A Use Permit allows for deviation from development standards, particularly when there is a physical hardship on a property that may prohibit compliance with development standards.

The public hearing was opened.

The applicant, George Atteberry with A/R Associates at 275 Nevada Street in Auburn reviewed the sloping of these properties. He explained that the houses need to be located as close to the street as possible in order to develop the property.

Comm. Young asked for clarification about a retaining wall on Lot 3 which Mr. Atteberry provided.

Comm. Worthington asked if the geotechnical report is specific to Lot 2.

Mr. Atteberry replied that this is correct.

Comm. Worthington expressed her feeling that the use of Lot 1 as an industrial lot would be unappealing to homeowners at this exclusive subdivision.

Comm. Spokely asked for further explanation about the additional plan for Lot 3 which Mr. Atteberry provided.

Comm. Spokely asked if the additional five feet gained in the front yard makes the project more cost effective.

Mr. Atteberry replied that this is correct. In addition, it will decrease the amount of trees that will need to be removed.

There were no comments from the audience. The public hearing was closed.

Comm. Young asked if the use permit will allow the developer to move forward, after which plans for each individual lot will be submitted to the building department for review.

Planner Murray replied that the use permit gives them the ability to have a 20 foot front yard setback instead of a 25 foot front yard setback and when building plans are submitted for each individual lot, they will be evaluated for the feasibility of building each residence.

Comm. Worthington stated that she feels the five feet makes a big difference in the feasibility of the project.

Comm. Spokely stated that he feels the project was ill-conceived from the beginning and he is unsure about approving the use permit.

Comm. Young said that although this is a difficult building site, he feels the applicant should be afforded the opportunity to build on this site.

Director Wong advised that it is not unusual to vary front yard setbacks due to the topography in the city.

Comm. Worthington **MOVED** to:

Adopt Resolution No. 08-16 for the Canyonridge Lane Use Permit (File # UP 08-2) as presented.

Comm. Young **SECONDED**.

AYES: Spokely, Worthington, Young, Chrm. Smith
NOES: None
ABSTAIN: None
ABSENT: Nardini-Hanson

The motion was approved.

B. Tentative Subdivision Map Extension - 585 Dairy Road (Vienna Woods Subdivision) - File SUB EXT 04-4(B). The applicant requests approval of a Tentative Subdivision Map Extension for the Vienna Woods subdivision located at the northwest corner of Dairy Road and Incline Drive. The request provides a 2-year time extension for the developer to subdivide the 6.2-acre site into twenty-five (25) single-family residential lots.

Planner Murray presented the staff report. He stated that this is the second extension for this subdivision. There was a change in the city code to allow for a two-year extension. In addition, the Governor signed an automatic one-year extension. Therefore, the total time extension is three years and the extension will expire in 2011.

Comm. Spokely asked if the applicant will be locked into the previous approval with this extension.

Planner Murray replied that this is not a vesting map so any new ordinances must be adhered to. Therefore, the applicant will be responsible for any fees in place at the time of the final map and improvement plans.

The applicant, B.C. Anderson of 670 Auburn Folsom Road in Auburn provided the history of this application. He stated that the extension is requested to allow them to plan for a "green" development.

There were no other comments from the audience. The public hearing was closed.

Comm. Worthington **MOVED** to:

Adopt Resolution No. 08-18 for the extension of the Vienna Woods Tentative Subdivision Map (File # SUB EXT 04-4(B)) as presented.

Comm. Young **SECONDED**.

AYES: Spokely, Worthington, Young, Chrm. Smith
NOES: None
ABSTAIN: None
ABSENT: Nardini-Hanson

The motion was approved.

ITEM V: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings
The Hampton Inn appeal was denied.
- B. Future Planning Commission Meetings
There will be a meeting on August 19, 2008.
- C. Reports
none.

ITEM VI: PLANNING COMMISSION REPORTS

None.

ITEM VII: FUTURE PLANNING COMMISSION AGENDA ITEMS

None.

ITEM IX: ADJOURNMENT

The meeting was adjourned at 7:29 p.m.

Respectfully submitted,

Susan Fraizer, Administrative Assistant